



THE NEW HOUSE AT CORVICHEN, HUNTLY, ABERDEENSHIRE



MurdochMcMath&Mitchell
Solicitors & Estate Agents

OFFERS OVER £875,000

In 2020 in collaboration with the well known and highly regarded Firm of Graham Mitchell Architects, the current owner of The New House at Corvichen completed his dream of creating a unique and quite spectacular property.

This bespoke and superlative Dwelling House is located on the outskirts of the Town of Huntly providing easy access to the main A96 Aberdeen to Inverness Trunk road and therefore lying within easy commuting distance of Aberdeen and it's Airport with International Connections to the wider world. For many years now Aberdeenshire has been an exciting and popular destination for the rich and famous. Stars such as Sir Billy Connolly made areas of Aberdeenshire much sought after. In the same way the current owner wishes to revive this area of central Aberdeenshire and provide suitable, sustainable accommodation for those looking for a fantastic modern lifestyle with the advent of remote working with access to London, Amsterdam and beyond in just a few hours flying time.

As you enter the driveway into The New House at Corvichen the first thing that strikes you is the feeling of modern Bond. The famous superspy creation of Ian Fleming would feel very much at home in this spectacular and contemporary dwelling house. There are many special intricate and downright extravagant features that words do not do justice to. The property is truly on a grand futuristic scale but is informal in its architectural style and truly must be viewed to be appreciated.

Huntly was the historic meeting place of The Gordons. It's central location between Inverness and Aberdeen has made it a prosperous Market Town which has reaped the benefits of it being within commuting distance of the Oil Capital of Europe. It now has amenities such as two major supermarkets and excellent recreational facilities whilst providing a direct link by train to Aberdeen and Inverness. The Summer Retreat of The British Royal Family at Balmoral on Royal Deeside is only an hour away by car. Many celebrities enjoy the idyllic countryside in Aberdeenshire with the added benefits of London and Amsterdam only being an hour away by air directly from Aberdeen International Airport.

The New House is a complete contrast to the stately historic homes which abound in the area. Few cater for those who wish modern and up to date amenities to providing the ultimate in comfort. The price sought is aimed at affordability. The Seller is looking for a buyer to appreciate what has been created and continue the legacy of making this a very special home. Uninterrupted views from the front of the property across the beautiful and unspoilt countryside of Aberdeenshire are outstanding.

We would strongly recommend early viewing of this property - bring out "your true Bond". Arrive in the driveway and imagine the dream could become reality.















Room Measurements

Ground Floor

Vestibule 1.89m by 2.00m or thereby
Storage Room 2.13m by 2.35m or thereby
Shower Room 2.38m by 2.00m or thereby
Dining Kitchen 5.41m by 4.95m or thereby
Dining Room 5.41m by 5.20m or thereby
Sitting Room 5.22m by 4.99m or thereby
Lounge 6.84m by 3.81m or thereby
Cinema Room 6.01m by 5.49m or thereby
Utility Room 4.20m by 3.19m or thereby
Games Room 5.86m by 5.45m or thereby

Upper Floor

Landing 10.00m by 6.00m or thereby
Master Bedroom 5.44m by 4.50m or thereby
Ensuite Shower Room 3.75m by 2.29m or thereby
Walk in Wardrobe 3.04m by 2.49m or thereby
Sitting Room 5.44m by 3.53m or thereby
Walk in Wardrobe 2.20m by 1.83m or thereby
Bedroom Two (To Front) 5.42m by 4.39m or thereby
Bedroom Three 4.18m by 2.89m or thereby
Bedroom Four 5.42m by 3.64m or thereby
Ensuite Shower Room 3.37m by 2.07m
Bathroom 3.37m by 1.77m or thereby
Triple Garage 13.00m by 7.00m or thereby

FEATURES

- **BESPOKE AND SUPERLATIVE PROPERTY**
- **DETACHED TWO STOREY DWELLING**
- **TRIPLE GARAGE WITH STORE**
- **GROUNDS EXTENDING TO APPROXIMATELY 1.5 ACRES**
- **MAINS WATER**
- **PRIVATE DRAINAGE**
- **OIL FIRED CENTRAL HEATING SYSTEM**
- **FOUR BEDROOMS, FOUR PUBLIC ROOMS AND FOUR BATHROOMS**

Viewing: By Arrangement with subscribers

Price Guide: Over £875,000

Entry: By Mutual Arrangement

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

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